



Yoxford,

Offers In Excess Of £375,000

- Charming Village Cottage with Countryside Views
- 4 Bedrooms, Ground and First Floor Bathrooms
- Wealth of Charm and Character
- Gas Central Heating and Double Glazing
- Large Garden Room Linking the Cottage and Annex
- Courtyard Garden with View over the Yox Valley
- Study/Annex with Ensuite Shower room
- Driveway Providing Off Road Parking for Two Vehicles
- EPC - D

Little Street, Yoxford

Often referred to as "The Garden of Suffolk" the pretty village of Yoxford lies just off the A12 Great Yarmouth to London Road and was in the 19th Century a coaching post on the London turnpike. Today Yoxford is a much sought after and well served typically Suffolk village centring around its fine parish church of St Peters with its grand tower and spire. The village has the old established Horner's grocer, public houses, restaurants, antique shops, doctors surgery and school and is well served by public transport. The nearby railway halt at Darsham lying on the East Suffolk line gives regular services to Ipswich and London Liverpool Street.



Council Tax Band: D



DESCRIPTION

Believed to have evolved over many years, The Old Sweet Shop is a delightful detached cottage offering far more accommodation than its charming exterior might suggest. Constructed with rendered elevations beneath traditional slate and pantile roofs, the property has been thoughtfully extended and adapted to create a wonderfully characterful family home, blending period charm with comfortable modern living.

A welcoming garden room forms the heart of the property, linking the principal house with a versatile annex and providing an attractive entrance into the home. Beyond lies a fitted kitchen with a useful walk-in pantry cupboard and adjoining breakfast room, creating a practical and sociable space for everyday living. The two principal reception rooms overlook the front garden and are rich in period features, including exposed wall and ceiling timbers, polished timber flooring and an impressive back-to-back fireplace that creates a natural connection between the rooms while enhancing their warm and inviting atmosphere.

A beautifully appointed bathroom featuring a classic roll-top bath adds further character, while the annex has its own shower room providing exceptional flexibility. Currently arranged as an additional sitting room/study, this space enjoys delightful views across the Yox Valley, together with a stable door opening onto the courtyard garden, making it ideal for guests, home working or multi-generational living.

The first floor continues the property's charm, with four bedrooms arranged around a central landing. Each room is accessed via traditional latch doors and features exposed ceiling timbers, while

the rear-facing bedrooms enjoy particularly attractive views across the Yox Valley and surrounding Suffolk countryside. A spacious shower room serves the first-floor accommodation.

Outside, a paved courtyard garden to the rear provides a sheltered setting for outdoor relaxation and entertaining, complemented by a useful timber store. To the front, a driveway offers off-road parking alongside a lawned garden, attractively screened from the road by mature hedging.

The accommodation is further enhanced by gas-fired central heating and double glazing, ensuring year-round comfort. Situated within a popular and well-served Suffolk village, and within easy reach of the stunning Heritage Coast, The Old Sweet Shop presents a rare opportunity to acquire a distinctive period home offering character, versatility and beautiful countryside views in equal measure.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electricity, water, Drainage TBA

VIEWING ARRANGEMENTS

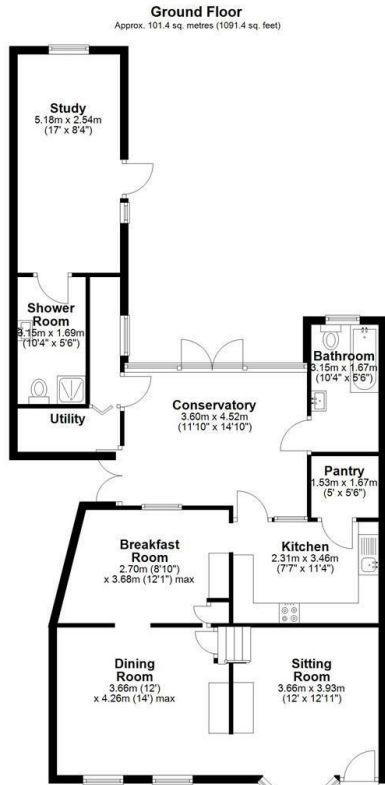
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21144/RDB.

FIXTURES AND FITTINGS

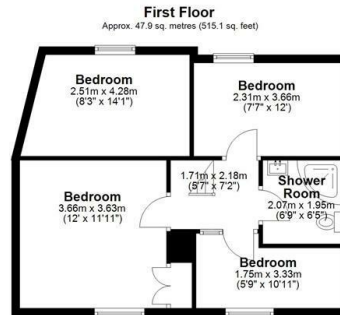
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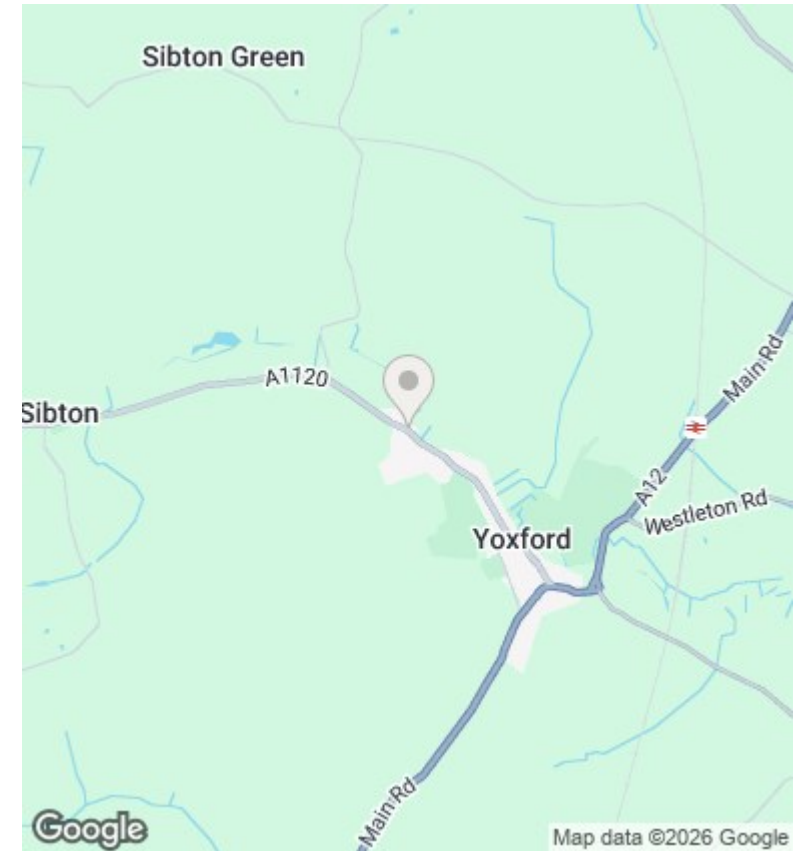


Ground Floor
Approx. 101.4 sq. metres (1091.4 sq. feet)



First Floor
Approx. 47.8 sq. metres (515.1 sq. feet)

Total area: approx. 149.2 sq. metres (1606.5 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com